178.0	0007	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	650,500 / 650,500
					USE VALUE:	650,500 / 650,500
					ASSESSED:	650,500 / 650,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOTT MARY B/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	89 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SCOTT MARY B -
Owner 2:	-
Street 1:	89 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1958, having primarily Vinyl Exterior and 1642 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5600.000	238,900		411,600	650,500
Total Card	0.129	238,900		411,600	650,500
Total Parcel	0.129	238,900		411,600	650,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.16 /Parcel: 396.16

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 121004

GIS Ref

GIS Ref

Insp Date 07/31/18

!14028!

PREVIOUS ASSESSMENT

Parcel ID 178.0-0007-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	238,900	0	5,600.	411,600	650,500		Year end	12/23/2021
2021	101	FV	230,500	0	5,600.	411,600	642,100		Year End Roll	12/10/2020
2020	101	FV	230,500	0	5,600.	411,600	642,100	642,100	Year End Roll	12/18/2019
2019	101	FV	191,300	0	5,600.	411,600	602,900	602,900	Year End Roll	1/3/2019
2018	101	FV	190,300	0	5,600.	346,900	537,200	537,200	Year End Roll	12/20/2017
2017	101	FV	190,300	0	5,600.	317,500	507,800	507,800	Year End Roll	1/3/2017
2016	101	FV	190,300	0	5,600.	270,500	460,800	460,800	Year End	1/4/2016
2015	101	FV	178,200	0	5,600.	235,200	413,400	413,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	18:12:22

LAST REV

Date	Time
11/17/21	10:10:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14028

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCOTT MARY B,	1555-1	1	2/6/2020	Convenience	1	No	No		
	684-107		1/1/1901	Family		No	No		Walter A Scott Sr dod 12/28/2019

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/25/2020	1526	Redo Kit	16,200					
5/16/2005	384	Re-Roof	5,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/31/2018	MEAS&NOTICE	CC	Chris C
12/1/2008	Measured	345	PATRIOT
2/28/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/27/1999	Measured	163	PATRIOT
7/16/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	121004
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5600		Sq. Ft.	Site		0	70.	1.05	7									411,600						411,600	

Total AC/HA:	0.12856	Total SF/SM:	5600	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	411,600	Spl Credit		Total:	411,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.28946400
Const Adj.:	0.99989998
Adj $ / SQ:	141.827
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346216
Depreciation:	107327
Depreciated Total:	238889

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

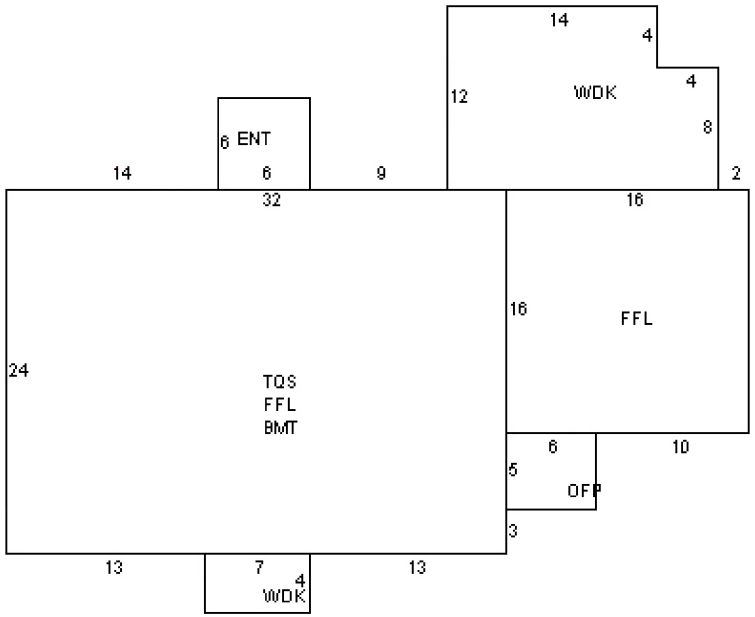
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.83
Special Features:	0	Val/Su Net:	87.57
Final Total:	238900	Val/Su SzAd	145.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,048	141.830	148,635
BMT	Basement	792	42.550	33,698
TQS	3/4 Story	594	141.830	84,245
WDK	Deck	228	10.380	2,368
ENT	ENTRY	36	26.400	950
OFP	Open Porch	30	44.000	1,320

Net Sketched Area:	2,728			Total:	271,216
Size Ad	1642	Gross Area	2926	FinArea	1642

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0007-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	12X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc